

TOWN OF TAGHKANIC
ZONING COMMISSION MEETING
November 5, 2018

Members present: Joyce Thompson, Chair; Linda Swartz, Co-Chair and Secretary; Members: Al Huehnel, Donn Critchell, Kathy Bainer, John Roberts; ZC Consultant Ted Fink

Excused: Moisha Blechman, Elizabeth O'Donnell

The Meeting was called to order at 5:10 by Joyce Thompson.

Approval of Minutes:

A motion to accept the Minutes of October 29, 2018, was made by Donn Critchell and seconded by Kathy Bainer.

Ayes: 4 (Critchell, Bainer, Huehnel, Roberts)

Nays: 0

Abstained: 0

Ridgeline Development:

Ted placed the Shawangunk Homeowners' Guide to Living with Nature in the Drop Box for retrieval by ZC members. Due to time constraints at this meeting (we have to stop at 6:30 to allow for the room to be set up for voting tomorrow), we will hold this item for discussion at the next meeting.

John provided the ZC with a copy of a single page from the **Austerlitz** Zoning Code that addresses Ridgeline Protection. That page is made part of these Minutes. Paragraphs B and C were read. Paragraph B discusses the siting of structures, and seems to leave some wiggle room. Paragraph C discusses vegetation and prohibits clear-cutting. John said that Austerlitz's definition of "Ridgeline" is very similar to ours. Austerlitz's code, however, does not define "elevation".

The ZC considered what determines a "ridgeline". Taghkanic's highest elevation is about 1,000 feet above sea level. Ted said that some towns define a ridgeline by contour. It is important to note that just because you are on a ridgeline, it doesn't necessarily mean you are visible from lower areas. How a building is sited and the color used has a huge impact on its visibility. Removal of trees and vegetation is should be kept to a minimum and clear-cutting prohibited.

Donn researched ridgeline laws in the Town of **Hillsdale**. In 2014, Hillsdale passed Law No. 2 of 2014, creating a Ridgeline Overlay District. That law is made part of these Minutes. The law defines a ridgeline as having an elevation greater than 1100 feet above sea level.

The ZC recognizes that Taghkanic does not have mountains, but rather rolling hills. Kathy further noted that there are very few spectacular view in Taghkanic. It is difficult to assign "ridgelines" here.

Paragraph B from the Austerlitz code is a good start; Ted can work in language requiring 40% reflective value for buildings and using earth tones to make it less visible. Kathy suggested inserting language that requires all structures to be sited so that they blend into the surroundings.

Article 20 Version 5 Review:

Linda continued with comments on her review of Article 20, Version 5. (Full list of comments is made part of these Minutes.) In addition to those discussed at the October 29 meeting:

- The ZC agrees that Miniature Golf should not be included under the definition of "Golf"; it should be defined (Donn found a definition for "putting"), and it would then be included as an activity under "Outdoor Recreation Area".
- The ZC agrees that "Shed" needs to be defined. Sheds used for agriculture will be exempt.

Some definitions are listed under a general heading (Dwelling, Driveway, Lot, etc.). Does the ZC wish to keep these lists under the general heading or put them all in alphabetical order? It was decided to put all definitions in alphabetical order and cross-reference as necessary.

Ted will make the changes per ZC discussion.

Comments:

From the Public: None

From the Commission: None

Next Meeting:

The next ZC meeting is scheduled for November 19, 2018.

ZC is asked to do the following in preparation for this meeting:

- Review comments made by Susan Raymond in reference to short-term rentals (Airbnb)
- Look through the Shawangunk Homeowners' Guide to Living with Nature.

Motion to adjourn: *Donn Critchell*

Ayes: 4 (*Critchell, Huehnel, O'Donnell, Bainer*)

Seconded by: *Al Huehnel*

Nays: 0

Abstained: 0

Meeting adjourned at 6:30 p.m.

Public Audience: *Jeff Tallackson*

Minutes Prepared by: *Linda Swartz*